

026124

LEO F. POULIN CO., a corporation organized by law and having a place of business at Winslow, County of Kennebec, State of Maine

72-34

xxx

(being conveyed) for consideration paid, grant to ~~xxx~~ LEROY J. BARRY and SHIRLEY B. BARRY

of RR 1, Box 3616, Waterville, Maine

with warranty covenants, as joint tenants, the land in Waterville,

County of Kennebec, State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Lot #1 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec Registry of Deeds File #E-87010.

Being the same premises conveyed to the herein grantor by warranty deed from Anthony Poulin dated May 20, 1988 and recorded in Kennebec Registry of Deeds Book 3353, Page 141.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

TRANSFER  
TAX  
PAID

12-34

IN WITNESS WHEREOF, the said LEO F. POULIN CO. has caused this instrument to be signed in its name by Anthony F. Poulin, its President, thereunto duly authorized, this 2nd day of November 1988.

with of said xxxxxx

xxxxxx xxxxxx and xxxxxx all right by xxxxxx and xxxxxx right

xxxxxxx

xxxxxxx

xxxxxx

xxxxxx

LEO F. POULIN CO.

By Anthony F. Poulin  
Anthony F. Poulin  
President

SEAL

The State of Maine

Kennebec

ss.

November 2, 1988

Then personally appeared the above named Anthony F. Poulin, President of  
Leo F. Poulin Co.

and acknowledged the foregoing instrument to be his free act and deed, in his said capacity  
and the free act and deed of said corporation.

Before me,

Lester T. Jolovitz  
Justice of the Peace - Attorney at Law - Notary Public  
Lester T. Jolovitz (Printed Name)

RECEIVED KENNEBEC CO.

1988 NOV 3 11:11 AM  
REGISTER